

## PC ACTION

### 8. Creekside Forest Drive



**APPLICANT:** The Woodlands Development Co., LP

**KEY MAP:** 250

**LAMBERT:** 4973

**JURISDICTION:** ETJ, Harris Co.

**PROPOSAL:** To reclassify this proposed roadway from a major thoroughfare to a major collector of two separated 70 foot rights-of-way.

**APPLICANT JUSTIFICATION:**

(See attached The Woodlands Development Company letter)

**STAFF RECOMMENDATION:** RECLASSIFICATION of Creekside Forest from a major thoroughfare to a major collector of two separated 70 foot rights-of-way.

**PC ACTION:** RECLASSIFICATION of Creekside Forest from a major thoroughfare to a major collector of two separated 70 foot rights-of-way.

**JUSTIFICATION:** The Creekside Forest corridor lies entirely within land owned by The Woodlands Land Development Company, LP and will serve as access primarily to their Village of Creekside Park development. Many area rural roads have been designated as major thoroughfares, and as development occurs these roads will be widened through dedication. In the cases of Rayford, Gosling and Kuykendahl, Harris County has identified these roads to be improved over the next three years.

**FACTORS ASSESSED: History, Platting, and Right-of-way**

The Creekside Forest corridor was first identified on the 1969 MTFP as “*to be acquired*.” It extended in an east-west direction from IH 45 to the City of Tomball corporate limits. In 1972 the

# PC ACTION

eastern portion was deleted from the MTFP removing a three mile segment from Gosling to Interstate 45. In 1985 the western portion was deleted from the MTFP removing a two mile segment from Hufsmith-Kohrville to the City of Tomball. This left a corridor that started at Gosling, intersected with Kuykendahl, and terminated at Hufsmith-Kohrville. This overall length was 5.75 miles. In 1998 the western segment, between Kuykendahl and Hufsmith-Kohrville was deleted from the MTFP leaving the currently shown three mile segment between Gosling and Kuykendahl. It has remained in a "to be acquired" status since 1969.

The Creekside Forest corridor lies entirely within land owned by The Woodlands Land Development Company, LP and will serve as access primarily to their Village of Creekside Park development. Tomball ISD owns a 26 acre property that fronts on Kuykendahl south of the Creekside Forest corridor. Paralleling thoroughfares are Woodlands Parkway, north of Spring Creek and Rayford Road, south of the proposed Creekside Forest. Mossy Oaks and Hufsmith Kuykendahl will provide for further east-west circulation north of the proposed Grand Parkway location.

This area is located in far northern Harris County, south of Spring Creek and north of Willow Creek. Two master planned developments are by and large the major developments occurring at this time. Augusta Pines is being developed by Charter Development to the south. The 1100 acre development includes single-family residential, a Tour18 golf course, an equestrian center and a Klein school site. The segment of West Rayford, an east-west major thoroughfare is planned between Gosling and Kuykendahl. The Woodlands Villages of Carlton Woods, Creekside and Harmony Bend account for 2450 acres of mixed used development that is predominately single family residential on both public and private streets. Large open space reserves and trail system connect neighborhood villages, as well as connect to the 25 mile Spring Creek Greenway Project being developed by Harris County and Montgomery County. The segment of Creekside Forest, a designated east-west major thoroughfare crosses this development from Gosling to Kuykendahl. Londonerry, Timbercrest Village, and Coventry are other residential subdivisions that are established in the area.

Subdivision Plat Name	Approval Date	Key Map	Land Use	Ac	Lots	Units
AAA Self Storage	June 14, 2001	250J	Commercial	6.83	0	
Auburn Lakes GP	July 28, 2005	250U	SF Residential (public street)	433.00	0	0
Auburn Lakes Boulevard & Northcrest Drive STD	December 13, 2001	250U	Street Dedication	6.14		
Auburn Lakes Boulevard STD	December 13, 2001	250V	SF Residential (public street)	4.05		
Auburn Lakes Estates GP	August 8, 2002	250U	SF Residential (public street)	63.80	0	0
Auburn Lakes Estates Revised GP	December 4, 2003	250U	SF Residential (public street)	63.80	98	0
Auburn Lakes Estates Sec 1	March 4, 2004	250U	SF Residential (public street)	20.21	41	0
Auburn Lakes Pines Sec 2	December 8, 2005	250V	SF Residential (public street)	7.90	36	0
Auburn Lakes Recreation Center	October 6, 2005	250U	Commercial	6.86	0	0
Auburn Lakes Reserve Sec 1	December 8, 2005	250U	SF Residential (public street)	18.40	56	0
Auburn Lakes Retreat Sec 1	December 22, 2005	250U	SF Residential (public street)	22.18	57	0
Augusta Creek Sec 1	July 14, 2005	250U	SF Residential (Type 1 PAE)	22.52	43	0
Augusta Creek Sec 2	June 30, 2005	250U	SF Residential (public street)	23.09	64	0
Augusta Creek Sec 3	June 30, 2005	250U	SF Residential (Type 1 PAE)	14.97	70	0
Augusta Pines Revised GP	March 20, 2003	250T	General Plan	1065.00	0	0
Augusta Pines Sec 2 replat no 1	June 26, 2003	250T	SF Residential (public street)	0.37	2	0
Augusta Pines Sec 4	January 25, 2001	250T	SF Residential (public street)	30.03	41	0
Augusta Pines Sec 5	January 24, 2002	250T	SF Residential (public street)	39.52	101	0
Augusta Pines Sec 6	January 23, 2003	250T	SF Residential (public street)	7.22	11	0

# PC ACTION

Augusta Pines Sec 7	February 6, 2003	250U	SF Residential (public street)	18.96	29	0
Augusta Pines Sec 8	February 20, 2003	250U	SF Residential (public street)	19.04	39	0
Augusta Pines Sec 9	March 20, 2003	250T	SF Residential (public street)	3.70	2	0
Augusta Pines Sec 12	December 22, 2005	250T	SF Residential (Type 1 PAE)	11.80	50	0
Carlton Woods Fazio Clubhouse	August 25, 2005	250F	Commercial	7.36	0	0
Creekside Forest Blvd Creekside Green Trail and Bearhurst Dr	September 16, 2004	250R	Transportation and Utility	32.08	0	0
Creekside Park Boulevard Reserves	May 27, 2004	250R	Other	54.88	0	0
Gosling Development	December 4, 2003	250V	Commercial	5.13	0	0
Legends of Augusta Pines	September 8, 2005	250T	SF Residential (public street)	10.87	10	0
North Hampton Commercial Park Sec 1	June 30, 2005	250V	SF Residential (Type 1 PAE)	3.86	0	0
North Harris County MUD No 19 Water Plant No 2	March 7, 2002	250T	Transportation and Utility	1.22	0	0
Northampton Commercial Park Sec 1	August 25, 2005	250V	Commercial	3.86	0	0
Oakmont Village	May 31, 2001	250S	SF Residential (Type 1 PAE)	19.97	61	
Preserve Sec 2	May 2, 2002	250s	SF Residential (public street)	40.41	104	0
Preserve Sec 3	April 1, 2004	250S	SF Residential (public street)	2.38	0	0
Shadow Creek at Augusta Pines	June 30, 2005	250U	SF Residential (Type 1 PAE)	46.32	106	0
Village at Auburn Lakes GP	June 13, 2002	250V	General Plan	54.80	0	0
Village at Auburn Lakes Sec 1	June 13, 2002	250V	SF Residential (public street)	25.20	74	0
Village of Auburn Lakes Sec 2	March 18, 2004	250U	SF Residential (public street)	25.34	82	0
West Rayford Road & Northcrest Drive STD	March 21, 2002	250U	Street Dedication	6.14	0	
West Rayford Road STD	March 21, 2002	250V	Street Dedication	4.06	0	
Woodlands Village of Harmony Bend GP	April 17, 2003	250K	General Plan	2350.00	0	0
Woodlands Carlton Woods at Village of Harmony Bend Sec 1	April 17, 2003	250K	SF Residential (Type 1 PAE)	16.27	8	0
Woodlands Carlton Woods at Village of Harmony Bend Sec 2	April 17, 2003	250K	SF Residential (Type 1 PAE)	14.04	5	0
Woodlands Carlton Woods at Village of Harmony Bend Sec 3	June 26, 2003	250K	SF Residential (Type 1 PAE)	50.15	36	0
Woodlands Carlton Woods at Village of Harmony Bend Sec 4	April 17, 2003	250K	SF Residential (Type 1 PAE)	13.22	22	0
Woodlands Carlton Woods at Village of Harmony Bend Sec 5	May 29, 2003	250K	SF Residential (Type 1 PAE)	60.02	46	0
Woodlands Carlton Woods at Village of Harmony Bend Sec 6	May 29, 2003	250K	SF Residential (Type 1 PAE)	29.10	44	0
Woodlands Carlton Woods Creekside Fazio Way STD	July 24, 2003	250K	Other	10.03	0	0
Wdlands Carlton Wds Creekside in the Vlge of Creekside Park Fazio Way STD no 1	May 19, 2005	250K	Street Dedication	0.92	0	0
Woodlands Carlton Woods Creekside Park Cindy Ann Way STD	September 8, 2005	250K	SF Residential (Type 1 PAE)	4.18	0	0
Woodlands Carlton Woods Creekside Sec 1	August 7, 2003	250K	SF Residential (Type 1 PAE)	17.05	8	0
Woodlands Carlton Woods Creekside Sec 2	July 24, 2003	250K	SF Residential (Type 1 PAE)	14.30	5	0
Woodlands Carlton Woods Creekside Sec 3	July 24, 2003	250K	SF Residential (Type 1 PAE)	50.15	38	0
Woodlands Carlton Woods Creekside Sec 4	January 5, 2006	250Q	SF Residential (public street)	20.93	24	0
Woodlands Carlton Woods Creekside Sec 5	July 24, 2003	250K	SF Residential (Type 1 PAE)	60.00	46	0
Woodlands Carlton Woods Creekside Sec 6	July 24, 2003	250K	SF Residential (Type 1 PAE)	29.11	44	0
Woodlands Carlton Woods Creekside Sec 7	July 14, 2005	250K	SF Residential (Type 1 PAE)	22.96	17	0
Woodlands Carlton Woods Creekside Sec 8	July 14, 2005	250K	SF Residential (Type 1 PAE)	34.02	30	0
Woodlands Carlton Woods Creekside Sec 10	December 8, 2005	250Q	SF Residential (public street)	20.08	26	0
Woodlands Carlton Woods Creekside Sec 11	December 8, 2005	250Q	SF Residential (public street)	11.01	28	0
Woodlands Creekside Park Boulevard Reserves	April 7, 2005	250R	SF Residential (public street)	57.63	0	0

# PC ACTION

Woodlands Village of Creekside Park Boulevard Reserves	June 2, 2005	250R	SF Residential (public street)	57.62	0	0
Woodlands Village of Creekside Park Sec 1	August 25, 2005	250R	SF Residential (public street)	38.45	95	0
Woodlands Village of Creekside Park Sec 2	September 8, 2005	250R	SF Residential (public street)	40.00	67	0
Woodlands Village of Creekside Park Sec 3	January 5, 2006	250R	SF Residential (public street)	36.32	112	0
Woodlands Village of Creekside Park Sec 4	January 5, 2006	250R	SF Residential (public street)	45.66	141	0
Woodlands Village of Creekside Park Sec 5	June 24, 2004	250Q	SF Residential (public street)	28.72	89	0
Woodlands Village of Creekside Park Sec 6	June 24, 2004	250Q	SF Residential (public street)	48.58	109	0
Woodlands Village of Creekside Park Sec 7	May 19, 2005	250R	SF Residential (public street)	21.93	48	0
Woodlands Village of Creekside Park Sec 8	January 19, 2006	250Q	SF Residential (public street)			
Woodlands Village of Creekside Park Sec 9	June 30, 2005	250K	SF Residential (Type 1 PAE)	28.36	16	0
Woodlands Village of Creekside Park Zones 1 2 3 & 4 GP	May 27, 2004	250K	General Plan	2450.00	0	0

## RIGHT-OF-WAY STATUS

Much of the thoroughfare exists as rights-of-way 'to be widened.' Many area rural roads have been designated as major thoroughfares, and as development occurs these roads will be widened through dedication. In the cases of Rayford, Gosling and Kuykendahl, Harris County has identified these roads to be improved over the next three years.

Street	From	To	Street Type	ROW (ft)	ROW Status
Creekside Forest	Kuykendahl	Gosling	Thoroughfare	100	To be acquired
Rayford	Kuykendahl	Northcrest	Thoroughfare	100	Sufficient width
Rayford	Northcrest	Gosling	Thoroughfare	100	Acquired/widened
Kuykendahl	Rayford	Hufsmith	Thoroughfare	100	To be widened
Kuykendahl	Creekside Forest	Rayford	Thoroughfare	100	To be widened
Kuykendahl	Lk Woodlands Pky	Creekside Forest	Thoroughfare	100	Widened/Sufficient
Gosling	Rayford	Mossy Oaks	Thoroughfare	100	To be widened
Gosling	Creekside Forest	Rayford	Thoroughfare	100	Sufficient width
Gosling	Lk Woodlands Pky	Creekside Forest	Thoroughfare	100	Widened/Sufficient

## Harris County Capital Improvements Plan

Year	Proj No	Street	Description	Amount
06-07	B40025	Gosling Rd – Kuykendahl to FM 2920		1,710,000
06-07	B40032	Kuykendahl (Phase II) Rhodes to FM 2920		3,980,000
06-07	B40504	Kuykendahl (Seg C) – Augusta Pines to Spring Creek		4,400,000
06-07	B40017	Kuykendahl at FM 1960 – Grade Separation		11,500,000
07-08	B40304	Kuykendahl (Seg A) – FM 2920 to Willow Creek		7,800,000
07-08	B40305	Kuykendahl (Seg B) – Willow Creek to Augusta Pines		<u>4,890,000</u>
				\$34,280,000

2005 Future Park Projects Precinct 4, Spring Creek Greenway Project Phase I Completion	4,000,000
2005 Future Park Projects Precinct 4, Spring Creek Greenway Project Phase II Acquisitions, Trails & Bridges	<u>3,000,000</u>
	\$7,000,000

Source: Harris County Public Infrastructure Department,  
Capital Improvements Plan, 2005-2010, 2005.

# PC ACTION

## **SPACING**

The thoroughfare spacing in this area has been determined by the locations of existing roadways, as well as, major drainage watersheds (Greens Bayou) to the north and east.

# PC ACTION

Street	From	To	Street Type	Direction	Spacing
Creekside Forest	Kuykendahl	Gosling	Collector	east-west	2.90 mi
Rayford	Kuykendahl	Northcrest	Thoroughfare	east-west	1.39 mi
Rayford	Northcrest	Gosling	Thoroughfare	east-west	0.87 mi
Kuykendahl	Rayford	Hufsmith Kuykendahl	Thoroughfare	north-south	1.87 mi
Kuykendahl	Creekside Forest	Rayford	Thoroughfare	north-south	2.20 mi
Kuykendahl	Lk Woodlands Pky	Creekside Forest	Thoroughfare	north-south	3.74 mi
Gosling	Rayford	Mossy Oaks	Thoroughfare	north-south	0.64 mi
Gosling	Creekside Forest	Rayford	Thoroughfare	north-south	2.68 mi
Gosling	Lk Woodlands Pky	Creekside Forest	Thoroughfare	north-south	3.84 mi

## MOBILITY

Mobility in the area is served by sufficient number of thoroughfares once they are built out to lane capacity. This should occur in the next three years. The level of service for Rayford will improve as Rayford is developed east to IH-45 and the Grand Parkway comes on line.

Street Name	To	From	2005 V	LOS	2025 V	LOS
Creekside Forest	Kuykendahl	Gosling			23206	D
Rayford	Kuykendahl	Gosling			31028	E
Kuykendahl	Rayford	Hufsmith Kuykendahl	11335	D	21287	D
Kuykendahl	Creekside Forest	Rayford	16384	F	21287	D
Kuykendahl	Woodlands Pky	Creekside Forest	16384	F	14839	C
Gosling	Rayford	Mossy Oaks			23483	D
Gosling	Creekside Forest	Rayford			13313	B
Gosling	Woodlands Pky	Creekside Forest			22797	B

Sources.

HCPID, Engineering Division, Traffic Volumes, Update 2005.

HGAC, 2025 Regional Traffic Model.

March 6, 2006

Ms. Marlene L. Gafrick  
Director  
City of Houston Planning &  
Development Department  
P. O. Box 1562  
Houston, Texas 77251-1562

Re: Request to Reclassify "*Creekside Forest Drive*" (formerly "*Creekside Park Drive*") on the Major Thoroughfare Plan from a Major Thoroughfare to a Major Collector

Dear Marlene:

The Woodlands Land Development Company, L. P., respectfully requests that the City of Houston reclassify the east-west road listed as "*Creekside Park Drive*" on the Major Thoroughfare Plan (and platted as "*Creekside Forest Drive*") from a major thoroughfare to a collector road.

This proposal must be considered this year because the development company is in the process of planning, platting, and developing this area. Lack of consideration now would impede plans to develop the property.

The merits of the proposal to reclassify the road from the major thoroughfare plan are as follows:

- This east-west road on the current plan is only three miles in length and connects Gosling Road to Kuykendahl Road in north Harris County. It is not projected on the current plan to extend beyond these two termini. It is located entirely within lands owned by The Woodlands Land Development Company, L. P.
- The road will be used primarily for local access within the Village of Creekside Park and not as a major east-west facility that would serve the region.
- Because of its short length and location, it will attract very little, if any, through traffic outside of The Woodlands boundary. The wide floodplain of Spring Creek located at either end, as well as existing development to the east in Montgomery County, preclude this road from becoming a part of a longer and more significant east-west arterial in the region.
- The engineering firm of PBS&J has conducted a traffic study for the village and has concluded that the roadway will be used primarily for local access to the Village of Creekside Park and not as a major east-west facility that enhances the mobility of the surrounding area (see attached letter).

Ms. Marlene Gafrick

March 6, 2006

Page 2

The proposal does not impact existing thoroughfares, the environment, the area surrounding the thoroughfare or the Major Thoroughfare and Freeway Plan.

The existing thoroughfare alignment would require a major four lane facility which would bisect the village. In lieu of a major four-lane road, two collector roads are planned. These roads will provide multiple routes, will better serve the vehicular trips within the village, and support the pedestrian character of the village. The village will contain an extensive open space and trail system which will connect to the 25 mile Spring Creek Greenway Project being developed by Harris County and Montgomery County. Development of the existing major thoroughfare would adversely affect the plan and development for this village.

Sincerely,

A handwritten signature in black ink, appearing to read "Robert Heineman". The signature is fluid and cursive, with a long horizontal stroke at the end.

Robert Heineman

Enclosure

cc. Commissioner Jerry Eversole, Precinct 4





An employee-owned company

March 7, 2006

Mr. Robert Heineman  
Vice President  
The Woodlands Operating Company, L.P.  
2201 Timberloch Place  
The Woodlands, TX 77380

RE: Village of Creekside Park:  
Replacement of the Proposed 4 lane Major Thoroughfare with two 2-Lane Collectors

At your request, we have evaluated the impact of converting the proposed 4-lane major east-west thoroughfare roadway in the planned Village of Creekside Park from one 4-lane major thoroughfare into two separate 2-lane collector roadways.

Based on market projections for the Village of Creekside Park at build-out as provided by the Woodlands Operating Company, LP, the bi-directional peak hour traffic on the proposed east-west roadway is expected to be 1,831 vehicles. This corresponds to a daily traffic volume of approximately 20,000 vehicles per day (ADT). Fifty-five percent of the daily traffic is expected to be traveling eastbound and 45% of the daily traffic is expected to be traveling westbound. The two proposed 2-lane collector roadways will be adequate to handle this expected ADT of 20,000 vehicles.

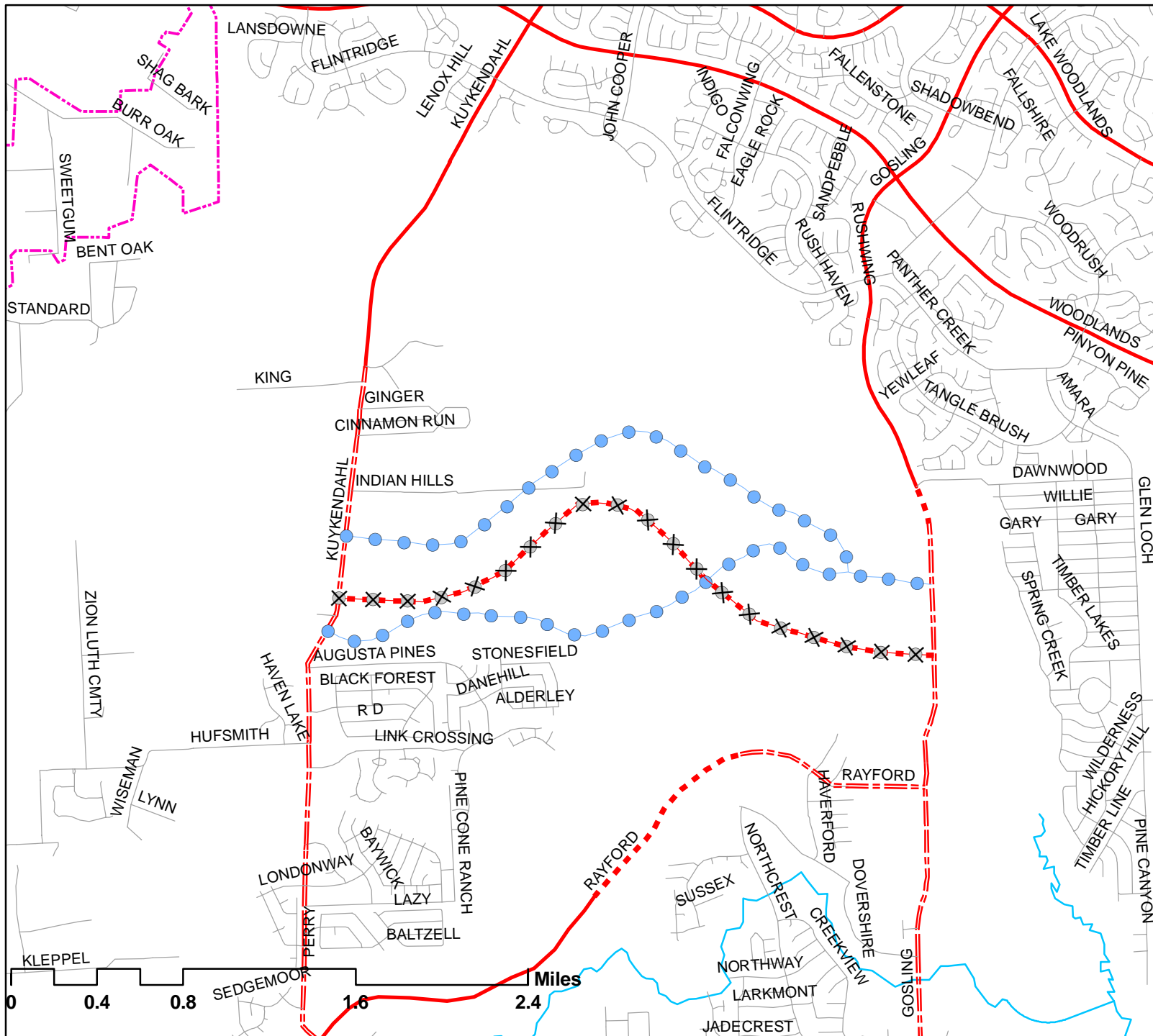
The two proposed east-west collector roadways in the planned Village of Creekside Park will provide connectivity between the north-south facilities of Gosling and Kuykendahl. Non-local motorists in the vicinity of the Village of Creekside Park are provided with multiple routes that provide better connections to destinations outside the reach of the proposed roadway. Therefore, it appears that the proposed roadways will be utilized primarily for local access to the Village of Creekside Park, not as a major east-west facility that enhances the mobility of the surrounding area.

Therefore, it has been determined that converting the proposed 4 lane major thoroughfare facility into two 2-lane collector roadways should not have a detrimental impact on the traffic operations in the Village of Creekside Park nor should the conversion hinder mobility for motorists in the vicinity of the proposed development.

Sincerely,

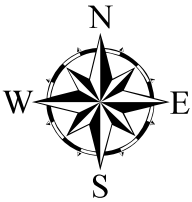
A handwritten signature in cursive script that reads 'Rene U. Garza'.

Rene U. Garza, P.E., PTOE  
Project Manager



# **CREEKSIDE PARK 2005 MTFP AMENDMENT**

- ## **Legend**
- Proposed Major Thoroughfare
  - Realign Major Thoroughfare
  - ✕ Delete Major Thoroughfare
  - Proposed Major Collector
  - Local
  - Proposed Freeway
  - TBW Freeway
  - Sufficient Width Freeway
  - Sufficient Width MTF
  - - - To be Widened MTF
  - · - To be acquired MTF
  - Sufficient Width Major Collector
  - TBW Major Collector
  - Proposed Major Collector
  - ||||| Proposed Grand Parkway
  - · - Houston ETJ
  - WATERA



PLANNING & DEVELOPMENT  
DEPARTMENT,  
CITY OF HOUSTON